

Issaquah Townhomes Pre-Application Narrative

Summary:

Proposed project is to construct 12 single family townhouse units (two building structures - 5 units and 7 units) and associated infrastructure on an approximately .50 acres (21,747 S.F.) site, located at 775 4th Ave NW in Issaquah, Washington. The site is more specifically identified as Assessor Parcel No. 8843900445.

Existing Site Description:

Surrounding areas of the property (see 'Aerial Photo' for photos of these structures):

North: Residential townhome development (Victoria Gardens) / SFR site.

South: Office buildings

- 3 story office building at the intersection of 5th Ave NW and Holly Street.
- 1 story SFR house where it 74 is functioning as an office. This is located at the intersection of 4th Ave NW and Holly Street.

East: Site is adjacent to 4th Ave NW. On the other side of 4th Ave NW is Bernsten Park. This park would provide a view and recreational amenity to the homeowners of this proposed development.

West: Site is adjacent to 5th Ave NW. On the other side of 5th is a residential townhome development (Issaquah Village).

Subject Site: The majority of the property is covered by an existing home (2,350 sf built in 1966), work shop/building (Sutter Paving), associated impervious surfaces and some additional landscaping. Property is extremely flat and doesn't contain any easements that would affect accessibility or the development.

Critical Areas:

There are no known critical areas (i.e. wetlands, streams, flood plain, etc.) onsite nor on the adjacent properties that would affect this property. See attached exhibit for a supporting map from the City of Issaquah.

Project Description:

Proposal includes construction of 12 single family townhouse units and associated infrastructure. The site's ingress and egress is from 5th Ave NW. Full frontage (half street) improvements on both 4th Ave NW and 5th Ave NW will be installed. Sewer and water connections will be made from 5th Ave NW. The new units will be served via a circular internal private road.

Zoning: Mixed Use Residential (MUR) located within the Central Issaquah Plan (CIP)

Planning District: Gilman

We believe our proposal meets the overall intent of the Central Issaquah Plan as well as the Gilman district as stated within table 4.2. We are planning on having 2 northwest craftsman style townhouse structures. A 5 unit building that would front 5th Ave NW and a 7 unit building

that would front 4th Ave NW. Landscaping would have a significant focus throughout the site (from front yards on both 4th and 5th Ave NW to landscape islands within the courtyard) to help incorporate the Green necklace concept while softening the design and promoting pedestrian interaction.

Below are some conceptual landscaping ideas (not architectural) which would be further defined with City Personnel later in the application process.



Site Concepts:

1. Siting/Massing: We are proposing to front the buildings along both 4th and 5th Ave NW. This in turn will promote pedestrian interaction as well as hiding vehicle parking internally.
2. Circulation: By installing a mid-block connection as well as connecting existing sidewalk to the north and south, this project will help increase pedestrian activity.
3. Tree Preservation: see requested development adjustments
4. Landscaping: As previously stated, this development will incorporate landscaping features throughout the site to meet the overall Green Necklace concept. See pictures on previous page.
5. Parking: majority of the parking will be internal. But, per standards, we will be incorporating additional on-street parking. For the internally parking, we will also incorporate additional landscaping to soften the overall feel of the courtyard.
6. Waste Facilities: garbage cans will be stored within each individual unit's garage.

FAR Requirements:

- Max: 2.0
- Base: 1.25
- Min: N/A –
 - Estimated FAR: Square footages do not include garages
 - 2 car (tandem): 8 units @ 1,285 S.F. = 10,280
 - 2 car (side by side): 4 units @ 1,850 S.F. = 7,400
 - Subtotal 17,680 S.F.
 - Total Site: 21,747 S.F.
 - **Estimated FAR: .81 (17,680 / 21,747)**

Adjustment requests from development standards (further defined in Narrative):

1. Side yard setback
2. Tree retention

Questions:

Westcott Homes seeks to review/verify the following information that was either addressed within the two collaboration meetings or was generated from them:

- What are the current mitigation and impact fees for this project and when are the payments due?
- Verify water quality/stormwater analysis that was previously discussed in collaboration meetings.
- It is to our understanding a 3 story (garage and two stories above) meets the IRC design criteria. In result, we are planning on building to these standards and not to IBC.
- Per Chapter 7.3 of the Central Issaquah Plan a 6 x 8 deck/patio would meet the community space requirement (48 S.F. per unit).
- Confirm midblock connection – width, material, any setbacks from property line or can this abut property boundary, etc.

- Confirm parking requirements. Per table 8.10.1 of the CIP, it states the maximum number of parking spaces is 2.0 per unit. Does this include any internal and on street parking? In addition, Chapter 9 states only 50% of the parking can be tandem. Our proposal appears to exceed this limit. Are we interpreting the requirements correctly?
- Confirm approval process and estimated timeline(s).
 - Per table 4.3A and Chapter 1, this project would typically go through a Level 1 review. But, with the Administrative Adjustments it would need to go through a Level 2 review instead.
- Is traffic concurrency required? To our understanding it is not required. We would just pay the appropriate traffic impact fees.
- We believe connecting the two sidewalks off of 4th and 5th Ave NW that are adjacent to this site would meet any and all safe walking requirements.
- Are there any other potential conditions to meet that deal with the CIP?

Requested Development Adjustments:

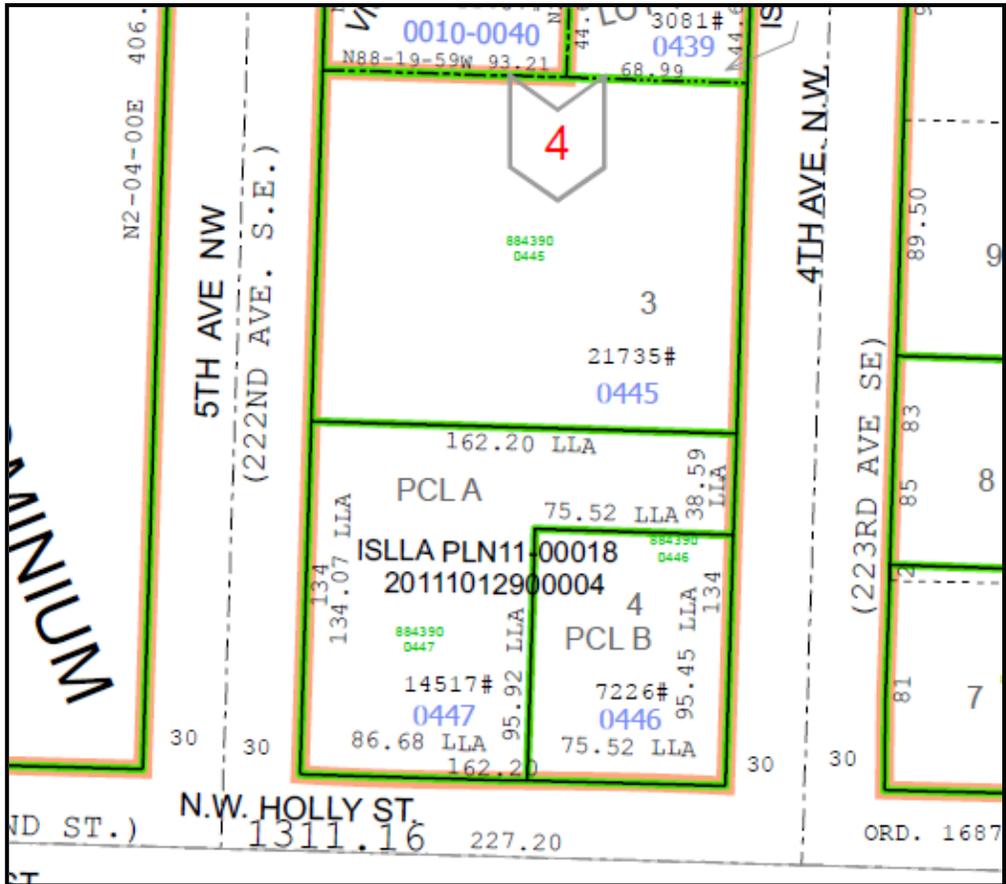
According to the *Central Issaquah Development and Design Standards, Section 1.E. (Administrative Adjustment of Standards Flexibility)* flexibility in design standards is allowed and encouraged. Our proposal includes the following code deviation requests:

1. The *Central Issaquah Development and Design Standards, Section 4.4*, requires side setbacks to be 7'. The proposal includes a reduction in setback from 7' to 5' along the south property line. A 5'-6' pervious walking surface will be located along the entire south property line to meet the 300' mid-block pedestrian connection requirement. The east building fronting 4th Ave NW is approximately 40' in depth and will be located approximately 5' from the south property line. The west building fronting 5th Ave NW will be located approximately 20' from the south property line. Even with this reduction, there will be ample space between our proposed building footprint and the properties to the south.

Estimated distance between building footprint and adjacent building:

- 3 story commercial: approximately 60 feet
- 1 story SFR/commercial: approximately 43.5 feet

(See next page for visual data)



2. According to the *Central Issaquah Development and Design Standards, Section 10.13*, 25% of the total caliper of all significant trees should be retained. Our proposal includes meeting retention through replanting and landscaping throughout the site which will exceed the 25% minimum retention requirements. Our intention is to strategically incorporate landscaping that implements the overall Green Necklace vision. Among other things the landscaping will help soften building mass while promoting pedestrian interaction.

Current Tree Count: 201 inches

25%: 50.25 inches